

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBEC OMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of the City of Columbia, SC

PHANumber: SC -2

PHA Fiscal Year Beginning:(mm/yyyy) 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☒ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☒ PHA website
- ☒ Other (list below)
Community Development Office at City of Columbia

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☒ Other (list below)
Richland County Administration Office
City of Columbia CDO Office
Richland County Public Library

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)
The mission of the Columbia Housing Authority is to meet the emerging, affordable housing needs of low to moderate -income individuals and families in Columbia and Richland County while promoting self -reliance and improving their quality of life.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target statistics: numbers of families served or PHA Scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☐ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
 - ☐ Reduce public housing vacancies:
 - ☐ Leverage private or other public funds to create additional housing opportunities:
 - ☐ Acquire or build units or developments
 - ☐ Other (list below)
- ☐ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☐ Improve public housing management: (PHA Score)

- ☐ Improve voucher management: (SEMAP score)
- ☐ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- ☐ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☐ PHA Goal: Increase assisted housing choices

Objectives:

- ☐ Provide voucher mobility counseling:
- ☐ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

☐ PHA Goal: Provide an improved living environment

Objectives:

- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☐ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☐ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☐ Increase the number and percentage of employed persons in assisted families:
- ☐ Provide or attract supportive services to improve assistance recipients' employability:
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☐ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Five Year and One Year Agency Goals Progress Report – February, 2002 for FY2001 – 2002 Year Three Objectives for FY2002 – 2003

Goal #1 : Increase the availability of quality, affordable housing by expanding the supply of assisted housing.

Objectives:

Apply for additional rental vouchers.

Year One:	500 vouchers
Progress:	CHA applied for 154 Fair Share Vouchers (2/1/01) and received 30 HOPWA Vouchers in partnership with City of Columbia and 32 Set asides from HUD from complexes that have opted out of the HUD financing program. The CHA was ineligible to apply for any other NOFAs for vouchers.
Year Two:	The CHA's goal is to apply for 300 vouchers during FY01 – 02.
Progress:	The CHA received the 154 vouchers in October 2001, but this is still under our goal for the year. Application list for Section 8 was reopened and total number of applications is over 4,400. The CHA is anticipating an additional 30 vouchers by the close of CHA's fiscal year.
Year Three:	The CHA's goal is to apply for 300 vouchers during FY02 – 03.

Maintain public housing vacancies at a rate of 2% or less.

Year One: At 1%.

Year Two: Less than 1%.

Year Three: Continue public housing vacancy rate at less than 2%.

Leverage private or other public funds to create additional or replacement housing.

Year One: Develop the internal capacity for mixed-income projects.

Progress: There has been on-going training of staff. The application for T.S. Martin has been submitted and approved for tax credits for 35 units.

Year Two: CHA anticipates completion of the Martin project and submittal of a mixed finance plan to HUD in FY01-02.

Progress: Construction is behind schedule but the CHA believes it will make its deadline for completion by the end of 2002.

Year Three: Completion of T.S. Martin; possible application in 2003.

Acquire units or developments (non-HOPEV units)

Year One: Submit HUD Development Action.

Progress: No HUD Development Action Plan will be submitted. The CHA has explored the possibility of acquiring different apartment complexes as proposed by developers. No complex has determined to be financially feasible. The CHA continues to look to purchase an additional property. The CHA closed SC project 2-43 and purchasing 2 additional single-family houses by the close of FY2000-2001.

Year Two: We plan to acquire 25 additional units.

Progress: CHA is negotiating the purchase of a 112 unit apartment complex.

Year Three: We plan to acquire 25 additional units.

Aggressively explore the acquisition of expiring HUD Assistance properties.

Year One: Identify the properties in the Richland County Area.

Progress: The CHA and local HUD office identified all of the properties. The CHA worked with the local HUD office to efficiently transfer some vouchers from these properties to the CHA's inventory.

Year Two: Continue working with HUD to identify properties.

Progress: The CHA received 26 vouchers from the Parklane Apartments set aside.

Year Three: Continue to monitor the HUD list to determine potential properties for acquisition.

GOAL #2: Increase the availability of quality, affordable housing by improving the quality of assisted housing.

Objectives:

Continue public housing high performing status with a PHAS score of 90% or greater.

Progress: CHA score received in September, 2000 was 91.9%.

Year Two: Achieve a score of 90% or better.

Progress: CHA calculations are that the score will be over 93%. HUD has not released the scores at the time the Annual Plan was created.

Year Three: Achieve a score of 90% or better.

Achieve and maintain a high performing status on SEMAP score.

Progress: The CHA completed its first SEMAP analysis in 2000 by itself - certification and received a score of a high performing agency.

Year Two: Maintain high performing status.

Progress: HUD scored CHA with a 93% rating - high performer.

Year Three: Maintain high performing status.

Systematically eliminate additional obsolete public housing using HOPEVI.

Year One: Submit HOPEVI application.
Progress: Applications submitted on May 18, 2000. CHA was not funded. CHA will continue with the HOPEVI projects already funded at Hendley Homes and Saxon Homes.
Year Two: Evaluate submission of another HOPEVI revitalization application.
Progress: Application was not submitted during 2001 NOFA.
Year Three: CHA will consider applying for a HOPEVI Grant in the next round of grants (Super NOFA 2002).

Create a computerized history of every CHA apartment and building.

Year One: No action planned.
Progress: CHA began organizing data for the computerized history.
Year Two: Request proposals for computer services.
Progress: CHA has determined that this will not be done at this time.
Year Three: Implement program and complete data entry.
Note: CHA does not plan to implement program during 2002 -03.

Complete the relocation of residents of Hendley Homes through the Section 8 Voucher Program.

Year One: All families relocated.
Progress: All families relocated as of September 30, 2000.
Year Two: No action.
Year Three: No action.

Renovate and modernize public housing units according to the HUD Capital Fund.

Progress: The CHA has not received its Capital Fund allocation. Upon receipt of the funds, the CHA will proceed with the Plan presented to HUD for the Fund.
Year Two: Continue.
Progress: All activities are on schedule.
Year Three: Continue.

Continue to renovate and maintain units to mirror the private market.

Year One: Select a consultant to conduct a comparative analysis to define the rental market.
Progress: A consultant was not selected. A physical needs assessment has been conducted internally and some progress has been made toward the renovation of identified communities (Arrington Manor and Latimer Manor).
Year Two: The CHA will evaluate the need to obtain a consultant to further the agency's analysis of their dwelling units.
Progress: The CHA has determined that the analysis is not required at this time.
Year Three: Determine the goals to reflect the results of the Market Study.
Note: CHA still maintains a market study is not required at this time.

Demolish obsolete public housing.

Year One: 300 units - Hendley Homes
Progress: Completed.
Year Two: No action.
Year Three: No action.

Implement an integrated computer network and e-mail system.

Year One: Conduct a system analysis.
Progress: The CHA is ahead of schedule and has recently completed an RFP for proposals. The CHA will have the system completed during FY 2001 -02.

YearTwo: Systemisinstalledandoperational.
 Progress: Systemwasinstalledandisoperational.
 YearThree: 100%ofemployeesareonInternetsystem.

GOAL#3:Increasetheavailabilityofquality,affordablehousingbyincreasingassistedhousingchoices.

Objectives:

Continuevoucher mobilitycounseling.

YearOne: Continuevoucher mobilitycounseling.
 Progress: CHAhasobtainedfundingforanFSSCaseManagertoassistwiththe individualcasemanagementoftheclientsinSection8.Fourrelocationspecialistsinthe HOPEVIDepartmenthaveprovidedextensivecounselingto700residentfamilieswho arebeingrelocatedundertheHOPEVIPProgram.
 YearTwo: Continuevoucher mobilitycounseling.
 Progress: On-goingassistanceisprovidedthroughtheHOPEVIprogramforthose residents thatwererelocated.TheFSSCaseManagercontinuestohavegreatsuccess inassistingresidentsinhousingissues.
 YearThree: Continuevoucher mobilitycounseling.

Continueoutreacheffortstopotentialvoucherlandlords.

Progress: Twolandlordmeetingswereconductedduringtheyear.
 YearTwo: Conductatleast1landlordmeetingduringFY01 -02.
 Progress: Over150landlordsattendedthemeetinginOctober,2001.
 YearThree: ConductsecondlandlordmeetingforFY01 -02.

Increasevoucherpaymentstandards.

YearOne: Evaluatecurrentpaymentstandards.
 Progress: TheCHABoardofCommissionersapprovedtheCHACHanging to100% oftheFMRforimmediateimplementation.
 YearTwo: Nofurtheraction.
 YearThree: Nofurtheraction.

Continuetomonitor site -basedwaitinglists.

Progress: Thesite -basedwaitinglists systemisinplaceandtheCHAhascontinued tomonitorthe program.
 YearTwo: Continue.
 Progress: Thesite -basedwaitinglists systemcontinuestoworkeffectively.The CHAhasexperiencednofairhousingissuesorcomplaints.
 YearThree: Continue.

Improvecustomerservice.

YearOne: Completethepublicityplanin conjunctionwiththeRASSandcreatethe RASSImplementationPlan.
 Progress: CompletedallrequirementsforpublicityandsubmittedtoHUD forreview.ExtensiveevaluationwasdoneontheRASSresults. ImplementationPlanhasbeencreatedandisforaction.Meetingswith firstlinestaffregardingcustomerservicewereconducted.Trainingwas provided.
 YearTwo: Continuetraining.Follow -throughonImplementationPlan.
 Progress: AllemployeesattendedaCustomerServiceWorkshopinAugust,2001. AllitemsinImplementationPlanwerecompleted.
 YearThree: Completeitemsin2001ImplementationPlanduringfiscalyear.

GOAL#4: Increase the availability of quality, affordable housing by expanding the homeownership program.

Implement voucher homeownership program.

Year One: Create the program for use in conjunction with HOPEVI.
Progress: CHA reviewed the new HUD regulations and developed the Section 8 Homeownership Plan. CHA anticipated the Plan to be completed by June 30, 2001.
Year Two: Begin implementation of the Section 8 Homeownership Plan.
Progress: Due to a delay in HUD issuing guidelines for the Plan, the CHA Homeownership Plan was not submitted to the CHA Board for review until February 21, 2002. The Plan was available for public review for 30 days prior to Board approval and advertised in the State Paper. The agency has received numerous compliments regarding the quality of the Plan. CHA will begin contacting residents concerning eligibility by the end of the fiscal year.
Year Three: Continue to recruit Section 8 participants to become homeowners.

Implement public housing homeownership program at Jagers Terrace.

Year One: 5 units owned by residents.
Progress: We anticipate the first five (5) families to be homeowners by the end of the fiscal year.
Year Two: Five (5) additional families will become homeowners at Jagers Terrace.
Progress: Five (5) families have purchased homes at Jagers Terrace.
Year Three: Five (5) additional families will become homeowners at Jagers Terrace.
Note: CHA has already identified and scheduled 10 families for homeownership.

Implement the homeownership plan component of the HOPEVI Revitalization Plan.

Year One: Develop the homeownership plan for Saxon Homes.
Progress: Plan has been completed and we are awaiting HUD Approval.
Year Two: CHA will begin implementation of the Plan by selling houses in Phase I of the Celia Saxon project.
Progress: Housing construction is behind schedule due to termination of Developer.
Year Three: CHA will revise its Revitalization Plan.

Develop a homeownership plan for the CHA's single family homes.

Year One: Develop the homeownership plan for the single family Homes.
Progress: No action has been taken in this area.
Year Two: The CHA is proceeding with the homeownership programs at Jagers Terrace and Saxon Homes. At this time, it has been decided to review the activities of those two programs and then evaluate creating a homeownership program for the CHA's single family homes.
Progress: No action.
Year Three: See Year Two.

GOAL#5: Improve community quality of life and economic vitality by providing an improved living environment.

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.

Year One: Develop Flat Rent Program.
Progress: Implemented Flat Rent program.
Year Two: Revise the CHA's Deconcentration of Poverty Plan in accordance with recently issued regulations.
Progress: New Deconcentration of Poverty Plan was written.
Year Three: Continue with actions recommended in Deconcentration Plan.

Continue to promote income mixing in public housing by assuring access for higher income families into lower income developments.

Year One: Implement the Flat Rent Structure.
Progress: Completed lease addendum and implemented community-wide.
Year Two: Conduct the market rate study for physical improvements.
Progress: No action.
Year Three: No action.

Improve public housing security and expand the working relationship with the City of Columbia Police Department and the Richland County Sheriff's Department.

Year One: Expand the security department by 2 officers.
Progress: Two additional security officers are now employed.
Year Two: Follow the RASS Implementation Plan and establish a relationship with the City of Eastover Police Department.
Progress: MOA signed with Eastover Police Department. Implementation Plan was completed.
Year Three: Implementation Plan will be completed.

Continue and expand supportive services to increase independence for the elderly or families with disabilities.

Year One: Continue and expand the Parish Nurse Program.
Progress: CHA signed a contract extending the program and expanded the program into the other elderly communities.
The Vial of Life Program was implemented for all elderly.
Year Two: Conduct a study to identify the need for assisted living housing.
Progress: CHA has contracted with the University of South Carolina to conduct the study. Findings have not been completed.
Year Three: Evaluate study from USC.

Goal #6: Promote self-sufficiency and asset development of families and individuals in assisted households.

Objectives:

Increase the percentage of employed persons in assisted families.

Year One: Increase by 5%.
Progress: CHA has increased the number of training classes conducted on and off-site. CHA has strengthened its basic job skills and job club program through a partnership with DSS. CHA achieved its 5% increase in employed residents.
Year Two: Increase by 5%.
Progress: CHA has determined it needs a better tracking system for program participants. All class enrollments have increased.
Year Three: Increase by 5%.

Formalize the partnerships with community service providers and the private market through contracts and Memorandums of Understanding.

Year One: Completed.

Progress: CHA has formalized contracts or memorandums with 20 agencies to date.

Year Two: Continue program.

Progress: Several new partnerships have been formalized during the past year. Number of agreements is over 30 agencies.

Year Three: Continue program.

Develop the Resident Entrepreneurial Development Center.

Year One: Establish the REDC and create 5 new businesses.

Progress: REDC created and publicized to residents. Four (4) individuals were licensed for personal businesses. Four residents completed the Columbia College Entrepreneurial Opportunities Program.

Year Two: Create five new businesses working with resident families.

Progress: CHA will receive training on Section 3 from HUD staff in Washington during the fiscal year. CHA is continuing to conduct training for residents regarding self-employment. CHA contracted with Residents Executive Council for 5 contracts during FY01 -02.

Year Three: Create 5 new businesses.

GOAL #7: Ensure equal opportunity and affirmatively further fair housing for all Americans.

Objectives:

Continue affirmative measures to ensure access and to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.

Progress: On-going.

Year Two: Continue.

Year Three: Continue.

Continue affirmative measure to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Progress: On-going.

Year Two: Continue.

Year Three: Continue.

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFRPart903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24CFRPart903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A, B,etc.)inthespace totheleftofthenameoftheattachment.Note:Iftheattachmentisprovidedasa **SEPARATE**files submissionfromthePHAPlansfile,providethefilenameinparenthesesinthespace totherightofthetitle.

RequiredAttachments:

- ☒ AdmissionsPolicyforDeconcentration –AttachmentA
- ☒ FY2000CapitalFundProgramAnnualStatement –AttachmentB
- ☐ Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAs thataretroubledoratrisk ofbeingdesignatedtroubledONLY)

OptionalAttachments:

- ☐ PHAManagementOrganizationalChart
- ☒ FY2000CapitalFundProgram5YearActionPlan –AttachmentC
- ☒ PublicHousingDrugEliminationProgram(PHD EP)Plan –Attachment SC002b
- ☒ CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot includedinPHAPlantext) –AttachmentSC002a
- ☐ Other(Listbelow,providingeachattachmentname)

SupportingDocuments AvailableforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columnintheappropriaterows.Alllisteddocumentsmustbeondisplayifapplicabletothe programactivitiesconductedby thePHA.

ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	ApplicablePlan Component
X	PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnualPlans
X	State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan	5YearandAnnualPlans
	FairHousingDocumentation: RecordsreflectingthatthePHAhasexamineditsprograms orproposedprograms,identifiedanyimpediments tofair housingchoiceinthoseprograms,addressedoris addressingthoseimpedimentsinareasonablefashioninview oftheresourcesavailable,andworkedorisworkingwith	5YearandAnnualPlans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD -approved Capital Fund/Comprehensive Grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Program Annual Statement (HUD 52837) for the active grant year	
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing using	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income ≤ 30% of AMI	2,437	5	5	5	5	4	5
Income > 30% but ≤ 50% of AMI	1,913	5	5	5	5	4	5
Income > 50% but < 80% of AMI	2,421	5	5	5	5	4	5
Elderly	1,634	4	3	4	4	3	4
Families with Disabilities	500	3	4	4	4	3	4
Race/Ethnicity	Black	5	5	5	5	4	5
Race/Ethnicity	White	3	3	3	3	2	3
Race/Ethnicity	Other	2	2	2	2	2	2
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s City of Columbia, SC
Indicate year: 2000 - 2005
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

Note: Richland County, SC does not have a consolidated plan but is in the process of developing one.

B. Housing Needsof FamiliesonthePublicHousing andSection8 Tenant-BasedAssistanceWaitingLists

State the housing needsof the families on the PHA's waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needsof FamiliesontheWaitingList			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,340		322
Extremely low income <= 30% AMI	3,872	89	
Very low income (> 30% but <= 50% AMI)	57	1	
Low income (> 50% but < 80% AMI)	5	.001	
Families with children			
Elderly families	63	1	
Families with Disabilities	170	4	
Race/ethnicity W	106	2	
Race/ethnicity B	4,229	97	
Race/ethnicity H	2	.001	
Race/ethnicity A	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	577	13	
2BR	857	20	
3BR	459	11	

Housing Needsof FamiliesontheWaitingList			
4BR	34	.008	
5BR	6	.001	
5+BR	0	0	
Ist hewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenclosed(#ofmonths)? DoesthePHAexpecttoreopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- ☒ Employeffectivemaintenanceandmanagementpolicies tominimizethe numberofpublichousingunitsoff -line
- ☒ Reduceturnovertimeforvacatedpublichousingunits
- ☒ Reducetimetorenovatepublichousingunits
- ☒ Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- ☒ Seekreplacementofpublichousingunitslosttotheinventorythroughsection 8replacementhousingresources
- ☒ Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamieliestorentthroughoutthejurisdiction
- ☒ Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardless ofunitsize required
- ☒ Maintainorincreasesection8lease -upratesbymarketingtheprogramto owners,particularlythoseoutsideofareasofminorityandpoverty concentration
- ☐ Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ☒ ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies

☐ Other(listbelow)

Strategy2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other:(listbelow)

Need: Specific Family Types: Families at or below 30% of median

Strategy1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other:(listbelow)

Need: Specific Family Types: Families at or below 50% of median

Strategy1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other:(listbelow)

Need: Specific Family Types: The Elderly

Strategy1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☒ Apply for special -purpose voucher targeted to the elderly, should they become available

☐ Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- ☐ Seekdesignationofpublichousingforfamilieswithdisabilities
- ☒ Carryoutthemodificationsneededinpublichousingbasedonthesection504NeedsAssessmentforPublicHousing
- ☒ Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities,shouldtheybecomeavailable
- ☒ Affirmativelymarkettolocalnon -profitagenciest hatassistfamilieswithdisabilities
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousingneeds

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesandethnicitieswithdisproportionateneeds:

Selectifapplicable

- ☐ Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionatehousingneeds
- ☐ Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfair housing

Selectallthatapply

- ☒ Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyorminorityconcentrationandassistthemtolocatethoseunits
- ☐ Marketthesection8programtoownersoutside ofareasofpoverty/minorityconcentrations
- ☐ Other:(listbelow)

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)ReasonsforSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA 'sselectionofthe strategiesitwillpursue:

- ☒ Fundingconstraints
- ☐ Staffingconstraints
- ☐ Limitedavailabilityofsitesforassistedhousing

- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant -based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant -based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	3,762,230	
b) Public Housing Capital Fund	3,721,613	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	16,247,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Ross/Elderly	39,744	PH Supportive Service
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Hope VI Revitalization	23,948,000	Hope VI
Unobligated Capital Fund	1,365,429	Public housing
3. Public Housing Dwelling Rental Income		
Rent	3,021,000	Public Housing
4. Other income (list below)		
Investment	110,000	Public housing
Vending, Etc.	5,000	Public housing
4. Non -federal sources (list below)		
Tax exempt bond proceeds	2,000,000	Operations
Palmetto Terrace Apts.		
Total resources	54,220,016	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: (state time) 60 to 120 days
- ☐ Other: (describe)

b. Which non -income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug -related activity

- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe)
Home visits, former landlord references

- c. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source) -

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development/site management office
- ☒ Other (list below)
Lower Richland Community Center, Midlands One Stop Center/South Carolina Employment Security Commission, Cecil Tillis Family Life Center

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously approved site-based waiting list plan)? If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?

- ☒ PHA main administrative office
- ☒ All PHA development management offices
- ☒ Management offices at developments with site -based waiting lists
- ☐ At the development to which they would like to apply
- ☒ Other (list below)
Midlands One Stop Center/South Carolina Employment Security
Commission, Lower Richland Community Center, City of Cayce City
Hall

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
- ☐ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness

Highrentburden

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Anytime family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and development targeted below)
- d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:
SC2 -1, SC2 -2

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

☐ Not applicable: result of analysis did not indicate a need for such efforts

☒ List (any applicable) developments below:

SC2 -11

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☒ Criminal or drug -related activity only to the extent required by law or regulation

☐ Criminal and drug -related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug -related activity (list factors below)

☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☒ Criminal or drug -related activity

☒ Other (describe below)

1. Family's correct address

2. Address of prior landlord

3. Tenant history

(2)WaitingListOrganization

a. With which of the following program waiting lists is the section 8 tenant assistance waiting list merged? (select all that apply) -based

- ☒ None
- ☒ Federal public housing
- ☒ Federal moderate rehabilitation
- ☐ Federal project -based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant assistance? (select all that apply) -based

- ☒ PHA main administrative office
- ☒ Other (list below)
Midland's One Stop Center, South Carolina Employment Security Commission, Cecil Tillis Family Life Center

(3)SearchTime

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:
As indicated in Section 8 Administrative Policy

(4)AdmissionsPreferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5)Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

3 Bedroom Homeless Vouchers, Disabled Families, HOPWA Families

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)

- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
3 Bedroom Homeless Vouchers, Disabled Families, HOPWA Families

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents do other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☐ Briefing sessions and written materials
- ☒ Other (list below)

Admissions and Continued Occupancy Plan

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- ☒ Through published notices
- ☒ Other (list below)

Communication with non -profit organizations

4.PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A.Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregard and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:
Admissions and Continued Occupancy Policy

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
Implementation of flat rents

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentilerents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rentre -determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
 - ☐ Survey of rents listed in local newspaper
 - ☐ Survey of similar unassisted units in the neighborhood
 - ☒ Other (list/describe below)
- Fair Market Rents

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☐ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2)MinimumRent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Admissions and Continued Occupancy Policy

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:
The head of the CHA is the Executive Director who reports directly to the CHA Board of Commissioners. There are four areas of management: Housing and Facilities, Asset management, Administration and Finance, HOPE VI/FSS, and Section 8, each division is led by a Deputy Director.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,712	300
Section 8 Vouchers	2,297	387
Section 8 Certificates	N/A	
Section 8 Mod Rehab	494	123

Special Purpose Section 8 Certificates/Vouchers (list individually)	25 Homeless 30 HOPWA 100 Disabled	5 4 26
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Appendix list in Annual Plan

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

Section 8 Housing Plan

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☒ PHA main administrative office

- ☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant -Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment (state name)

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 - Year Action Plan

Agencies are encouraged to include a 5 - Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

- a. ☒ Yes ☐ No: Is the PHA providing an optional 5 - Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

- ☒ The Capital Fund Program 5 - Year Action Plan is provided as an attachment to the PHA Plan as Attachment (state name

-or-

- ☐ The Capital Fund Program 5 - Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Saxon Homes

2. Development (project) number: (SC2 -4) SC164UR002I199

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved

☒ Activities pursuant to an approved Revitalization Plan underway

☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
The CHA is evaluating a HOPE Application in 2002. The CHA is currently reviewing potential sites; one of the primary sites under review is the Hendley Homes community.

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
The CHA is evaluating a course of action for the Hendley Homes community.

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Saxon Homes
1b. Development (project) number: SC16VR002I199
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)

Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(09/05/2000)</u>
5. Number of units affected:
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity: 9/5/00
b. Projected end date of activity: 1/31/02

Demolition/Disposition Activity Description
1a. Development name: Bowling Avenue
1b. Development (project) number: SC2 -22
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(12/31/02)</u>
5. Number of units affected: 1
6. Coverage of action (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity: 1/1/03
b. Projected end date of activity: 6/30/03

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with

disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24 CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number :
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan

(date submitted or approved:)

- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments? 24
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 3
- c. How many Assessments were conducted for the PHA's covered developments? 24
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing**

PHAstatus.PHAscompletingstreamlinedsubmissionsmay
skiptocomponent11B.)

2.ActivityDescription

☐Yes ☐No: HasthePHAprovidedallrequiredactivitydescription
informationforthiscomponentinthe **optional**PublicHousing
AssetManagementTable?(If“yes”,skiptocomponent12.If
“No”,completetheActivity Descriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname: 1b.Development(project)number:
2.FederalProgramauthority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/Program <input type="checkbox"/> Submitted ,pendingapproval <input type="checkbox"/> Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: (DD/MM/YYYY)
5. Numberofunitsaffected: 6.Coverageofaction:(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment

B.Section8TenantBasedAssistance

1. ☒Yes ☐No: DoesthePHAplantoadministeraSe ction8Homeownership
programpursuanttoSection8(y)oftheU.S.H.A.of1937,as
implementedby24CFRpart982?(If“No”,skiptocomponent
12;if“yes”,describeeachprogramusingthetablebelow(copy
andcompletequestionsforeachprogramidentified),unless
thePHAiseligibletocompleteastreamlinedsubmissiondueto
highperformerstatus. **HighperformingPHAs** mayskipto
component12.)

2.ProgramDescription:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA - established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 05/11/01

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self -sufficiency services and programs to eligible families
☒ Jointly administer programs
☐ Partner to administer a HUD Welfare -to-Work voucher program
☐ Joint administration of other demonstration program
☒ Other (describe)

On-siteDSS

B. Servicesandprogramsofferedtoresidentsandparticipants

(1)General

a.Self -SufficiencyPolicies

Which,ifanyofthefollowingdiscretionarypolicieswillthePHAemp loyto enhance theeconomicandsocialself -sufficiencyofassistedfamiliesinthe followingareas?(selectallthatapply)

- ☒ Publichousingrentdeterminationpolicies
- ☒ Publichousingadmissionspolicies
- ☒ Section8admissionspolicies
- ☒ Preferenceinadmission tosection8forcertainpublichousingfamilies
- ☒ Preferencesforfamiliesworkingorengagingintrainingoreducation programsfornon -housingprogramsoperatedo rcoordinatedbythe PHA
- ☒ Preference/eligibilityforpublichousinghomeownershipoption participation
- ☒ Preference/eligibilityforsection8homeownershipoptionparticipation
- ☐ Otherpolicies(listbelow)

b.EconomicandSocialself -sufficiencyprograms

- ☒ Yes ☐ No: DoesthePHACoordinate,promoteorprovideany programstoenhancetheeconomicandsocialself - sufficiencyofresidents?(If“yes”,completethefollowing table;if“no”skiptosub -component2,FamilySelf SufficiencyPrograms.Thepositionofthetablemaybe alteredtofacilitateitsuse.)

ServicesandPrograms				
ProgramName&Description (includinglocation,ifappropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (developmentoffice/ PHAmainoffice/ otherprovidername)	Eligibility (publichousingor section8 participantsor both)
Section8Homeownership Program	125	Specialcriteria	Section8management office	Section8
GEDClasses	110			
LiteracyClasses	23			

Life/Jobskills	228			
CNA	35			
DollarGeneral	20			
HighwayConstruction	17			
JobRetention	20			
Homeownership	49			
CreditCounseling	143			
HomeYardMaintenance	38			
Budget/CreditClass	83			
HomeBuyingClass	70			
ComputerClass	7			
EmploymentTransportation	256			
Non-CustodialParentTraining	1			
DriversLicenseTraining	12			
BrightFuturesCorrectional OfficerTraining	5			
HighSchoolDiploma (AdultEducation)	2			

(2)FamilySelfSufficiencyprogram/s

a. ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2001Estimate)	ActualNumberofParticipants (Asof:01/31/02)
PublicHousing	87	95
Section8	70	66

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C.WelfareBenefitReductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income change resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☒ Informing residents of new policy on admission and reexamination

- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
--

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- ☒ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower -level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports

- ☐ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- ☒ Other (describe below)
 Providence Group Study
 RASS Survey 10/2001

3. Which developments are most affected? (list below)

Gonzales Gardens, Hammond Village, Allen - Benedict Court

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

Gonzales Gardens, Latimer Manor, Allen - Benedict Court, Oak Read, Marion Street

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Latimer Manor, Allen - Benedict Court, Gonzales Gardens, Hammond Village

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY2001 in this PHA Plan?
- ☒ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

Same as 2001

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? ____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☒ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table? High performing PHA

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☒ Attached as Attachment (Filename) SC002a
- ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments. List changes below:
- ☒ Other: (list below) The minutes of the RAB indicate that the residents are in support of the goals and objectives of the agency and that there were no changes required in the Plan.

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.) -

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance) -
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

City of Columbia, South Carolina

State of South Carolina

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Reducing density of rental housing
 - Increase homeownership
 - Increase the availability of affordable housing
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHAPlan TableLibrary

Component7 CapitalFundPro gramAnnualStatement PartsI,II,andII

AnnualStatement CapitalFundProgram(CFP)PartI:Summary

CapitalFundGrantNumber FFYofGrantApproval: (09/2002)

☒ OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimated Cost
1	TotalNon -CGPFunds	
2	1406Operations	165,000
3	1408Mana gementImprovements	6,000
4	1410Administration	292.692
5	1411Audit	2,500
6	1415LiquidatedDamages	0
7	1430FeesandCosts	100,000
8	1440SiteAcquisition	0
9	1450SiteImprovement	35,000
10	1460DwellingStructures	1,883,237
11	1465.1DwellingEquipment -Nonexpendable	0
12	1470NondwellingStructures	10,000
13	1475NondwellingEquipment	32,500
14	1485Demolition	0
15	1490ReplacementReserve	0
16	1492MovingtoWorkDemonstration	0
17	1495.1RelocationCosts	0
18	1499ActivitiesDevelopment	400,000
19	1502Contingency	0
20	AmountofAnnualGrant(Sumoflines2 -19)	2,926,929
21	Amountofline20RelatedtoLBPActivities	0
22	Amountofline20RelatedtoSection504Compliance	0
23	Amountofline20RelatedtoSecurity	0
24	Amountofline20RelatedtoEnergyConservationMeasures	0

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
CHA Wide			
	Operations	1406	165,000
	Maintenance Training	1408	6,000
	Salaries	1410	204,884
	Benefits	1410	87,808
	Audit	1411	2,500
	A&E Services and Fees	1430	100,000
	Force Account: Sewer	1450	15,000
	Sitework and Sidewalk Repair	1450	10,000
	Gas, Water, Sewer Line Repairs	1450	10,000
	Office, Computer, Comm Equipment	1475	32,500
	HOPE VI Program Support	1499	400,000
	Replace Windows	1460	32,000
	Replace Roofs	1460	40,000
	Force Account: Renovate Kitchen/Bathrooms	1460	50,000
	Replace Siding	1460	40,000
	SFH total renovation	1460	75,000
	Central Office	1470	5,000
	Renovations/Repairs		
SC 2-1 Gonzales Gardens	Force Account: Replace Roofs	1460	75,000
	Daycare: Replace Fencing	1470	5,000
SC 2-2 Allen Benedict Court	Force Account: Replace Roofs	1460	75,000
SC 2-10 Marion Street Highrise	Force Account: Install Shower Surrounds	1460	25,000
SC 2-9 Latimer Manor	Comprehensive Modernization	1460	1,148,237
SC 2-14			

Hammond Village SC 2-28, 29,30 Dorrah/ Randall	Force Account: Install New Siding	1460	175,000
	Force Account: Replace Roofs	1460	48,000
	Replace Plumbing Piping	1460	100,000

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
CHA Wide	07/2004	07/2006
SC 2-1 Gonzales Gardens	07/2004	07/2006
SC 2-2 Allen Benedict Court	07/2004	07/2006
SC 2-10 Marion Street Highrise	07/2004	07/2006
SC 2-9 Latimer Manor	07/2004	07/2006
SC 2-14 Hammond Village	07/2004	07/2006
SC 2-28, 29, 20 Dorrah/Randall	07/2004	07/2006

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA-widephysicalormanagementimprovementsplannedinthenext5PHAfiscalyear.Copythistableasmanytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5-Yearcycle,because this information is included in the Capital Fund Program Annual Statement.

Optional5 -YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment	
SC2 -28/29 SC2 -30	Dorrah/Randall			
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
ComprehensiveModernization			\$700,000	2005
ReplacePlumbingPiping			\$100,000	2002
Totalestimated costovernext5years			\$800,000	

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA development planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
SC2 -16	Wheeler Hill			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Roofs			\$64,000	2006
Metal Wrap Buildings			\$80,000	2006
Fence Site			\$152,000	2006
Site Work			\$25,000	2006
Total estimated cost over next 5 years			\$321,000	

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA development planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables

Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment	
SC2 -1	GonzalesGardens			
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
ReplaceRoofs			\$400,000	2002
FenceDaycare			\$5,000	2002
ReplaceWaterHeaters			\$112,000	2006
Totalestimatedcostovernext5years			\$517,000	

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHAplannedinthenext5PHAfiscalyear.Copythistableasmanytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5 -Yearcycle,because this informationis included intheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables			
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment
SC2 -19	ArringtonManor		

DescriptionofNeededPhysicalImprovementsorManagement Improvements	Estimated Cost	PlannedStartDate (HAFiscalYear)
ReplaceWaterHeaters	\$29,000	2005
Totalestimatedcostovernext5years	\$29,000	

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA -widephysicalormanagementimprovements plannedinthen ext5PHAfiscalyear.Copythistableasmanytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5 -Yearcycle,becausethis informationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlan Tables			
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inDevelopment
SC2 -11	SmallSites		
DescriptionofNeededPhysicalImprovementsorManagement Improvements		Estimated Cost	PlannedStartDate (HAFisc alYear)

ReplaceHVACSystem	\$350,000	2006
RenovateBathrooms	\$300,000	2006
ReplaceWaterHeaters	\$50,000	2006
Totalestimatedcostovernext5years	\$700,000	

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Complete onetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA-widephysicalormanagementimprovements plannedinthenext5PHAfiscalyear.Copythistableasmanytimesasnecessary.Note:PHAs neednotincludetheinformationfromYearOneofthe5 -Yearcycle,because this informationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment	
SC2 -2	AllenBenedictCourt			
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
ReplaceRoofs			\$75,000	2004
Totalestimatedcostovernext5y ears			\$75,000	

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA development planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
SC2 -14	Hammond Village			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Roofs			\$140,000	2002
Replace Siding			\$270,000	2002
Renovate Bathroom			\$156,000	2006
Replace Flooring			\$20,000	2006
Total estimated cost over next 5 years			\$586,000	

OptionalTablefor5 -YearAction PlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA -widephysicalormanagementimprovements
plannedinthenext5PHAfiscalyear.Copythis tableasmanytimesasnecessary.Note:PHAsneednotincludetheinformationfromYearOneofthe5 -Yearcycle,becausethis
informationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	% Vacancies inDevelopment	
SC2 -9	LatimerManor			
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
ComprehensiveModerniza tion			\$8,449,000	2002
Totalestimatedcostovernext5years			\$8,449,000	

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal years. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
CHA WIDE	All Communities			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace HVAC Systems			\$113,000	2003
Replace Roofs			\$175,000	2002
Site work - SFH			\$25,000	2003
Modernize Bathrooms			\$200,000	2002
Modernize Kitchens			\$290,000	2002
A/E Fees			\$390,000	2002
Site work/Erosion Control/Treeremoval			\$105,000	2003
Maintenance Training Center			\$100,000	2003
HOPEVI Contribution			\$1,200,000	2002

Totalestimatedcostovernext5years	\$2,598,000	

OptionalPublicHousingAssetManagementTable

SeeTechnicalGuidanceforinstructionsontheuseofthistable,includinginformationtobeprovided.

PublicHousingAssetManagement								
Development Identification		ActivityDescription						
Name, Number, and Location	Numberand Typeofunits	CapitalFundProgram PartsIIandIII Component7a	Development Activities Component7b	Demolition/ disposition Component8	Designated housing Component9	Conversion Component10	Home- ownership Component 11a	Other (describe) Component 17

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PH Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program : SC16P00250100 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: FY2000
Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/31/2001		<input type="checkbox"/> Reserve for Disasters/Emergencies X Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	0			
2	1406 Operations	160,000	160,000	0	0
3	1408 Management Improvements	104,000	90,250	86,186	86,187.37
4	1410 Administration	0	0	0	0
5	1411 Audit	316,400	372,161	316,400	57,031.17
6	1415 Liquidated Damages	2,500	2,500	0	0
7	1430 Fees and Costs	180,000	180,000	32,167	32,166.45
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	181,188	165,296	14,507	7,266.21
10	1460 Dwelling Structures	2,138,025	2,043,578	1,392,132	212,692.60
11	1465.1 Dwelling Equipment — Nonexpendable	0	0	0	0
12	1470 Non Dwelling Structures	195,000	247,436	177,582	177,581.56
13	1475 Non Dwelling Equipment	44,500	60,392	44,443	27,751.07
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	400,000	400,000	400,000	84,300.62
19	1502 Contingency	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	3,721,613	3,721,613	2,463,417	684,977.05
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program#: SC16P00250100 Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
CHAWide	Operations	1406	1	160,000	160,000	0	0	
	Maintenance training	1408	1	4,000	5,250	5,250	5,249.18	Complete
	Computer system upgrade	1408	1	100,000	85,000	80,939	80,938.19	Work ongoing
	Salaries	1410	1	221,480	258,840	221,480	49,295.59	Work ongoing
	Benefits	1410	1	94,920	113,321	94,920	7,735.58	Work ongoing
	Audit	1411	1	2,500	2,500	0	0	
	A&E Services/fees	1430	1	100,000	100,000	32,167	32,166.45	Work ongoing
	Physical needs assessment	1430	1	80,000	80,000	0	0	Waiting bids
	Force Account: sewer	1450	1	13,188	13,188	0	0	Work ongoing
	Sitework/Sidewalk repair	1450	1	68,000	52,108	7,266	7,266.21	Work ongoing
	Gas, water, sewer line repair	1450	1	50,000	50,000	0	0	Work as needed
	Office, computers, comm. equipment	1475	1	32,500	32,500	32,500	15,808.62	Work ongoing
	Vehicle: Mod program	1475	1	12,000	27,892	11,943	11,943.45	Vehicle received
	HOPE V support	1499	1	400,000	400,000	400,000	84,300.62	Work ongoing
	Replace windows	1460	5	32,000	11,186	0	0	Work as needed
	Replace roofs	1460	5	40,000	40,000	15,945	0	Work ongoing
	Renovate Kitchens/Bathrooms	1460	6	60,000	60,000	16,901	16,900.37	Work ongoing
	Replace siding	1460	10	60,000	85,042	64,228	64,228.00	complete
	Replace backflow valves at pumps	1460	1	60,000	73,200	73,200	0	Under contract
	Central Office Renovations	1470	1	0	0	0	0	Work deferred
	Tech Service Warehouse Renovation	1470	1	125,000	177,436	177,287	177,287	Complete
SC2 -1 Gonzales Gardens	Replace roofs	1460	15	75,000	86,948	70,000	0	Under contract

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part II: Supporting Pages**

PHAName: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program#: SC16P00250100 Capital Fund Program Replacement Housing Factor#:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	Daycare: replace HVAC unit	1470	1	70,000	70,000	295	295	Indesign
SC2 -2ABC	Repair windows	1460	244	5,000	5,000	0	0	Work in design
	Replace roofs	1460	15	75,000	57,377	50,000	0	Under contract
SC2 -10 Marion Street	Repair HVAC	1460	47	76,525	46,325	41,124	28,786.63	Work on -going
	Building facade repair	1460	1	0	0	0	0	Funds not required
	Install shower surrounds	1460	83	50,000	50,000	0	0	Work in design
SC2-9 Latimer Manor	Comprehensive Mod	1460	16	1,026,500	946,569	908,060	102,777.80	Work on -going
SC2-14 Hammond Village	Sitework: ground erosion repair	1450	1	50,000	50,000	7,241	0	Preliminary work underway
SC2-16 Wheeler Hill	Install HVAC system	1460	16	139,000	139,000	0	0	Work in design
SC2 -20 Small Sites	Force Account: install HVAC	1460	20	0	0	0	0	Combined with Mod
	Remove Solar System: Eastover	1460	1	9,000	282,931	152,674	0	Work on -going
	Arsenal Hill: Comp Mod	1460	20	160,000	160,000	0	0	Work in design

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHAName: Housing Authority of the City of Columbia, South Carolina			Grant Type and Number Capital Fund Program#: SC16P00250100 Capital Fund Program Replacement Housing Factor#:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CHAWide	3/2003	9/2002		3/2005	9/2004		HUD directed
SC2 -1 Gonzales Gardens	3/2003	9/2002		3/2005	9/2004		HUD directed
SC2 -2 ABC	3/2003	9/2002		3/2005	9/2004		HUD directed
SC2 -16 Wheeler Hill	3/2003	9/2002		3/2005	9/2004		HUD directed
SC2 -20 Small Sites (Arsenal Hill)	3/2003	9/2002		3/2005	9/2004		HUD directed
SCLatimer Manor	3/2003	9/2002	6/2001	3/2005	9/2004		HUD directed
SC2 -8 Oakread	3/2003	9/2002		3/2005	9/2004		HUD directed

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PH Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program : SC16P00250101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: FY2001
Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/31/2001		<input type="checkbox"/> Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	0			
2	1406 Operations	172,161			
3	1408 Management Improvements	5,000		856	856
4	1410 Administration	316,400			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	100,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	211,500			
10	1460 Dwelling Structures	2,299,939		58,550	39,595
11	1465.1 Dwelling Equipment — Nonexpendable	0			
12	1470 Non dwelling Structures	70,000			
13	1475 Non dwelling Equipment	10,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	24,000			
18	1499 Development Activities	400,000			
19	1502 Contingency	0			
20	Amount of Annual Grant: (sum of lines 2 - 19)	3,609,000		59,406	40,451.00
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

AnnualStatement/PerformanceandEvaluationReport**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)****PartII:SupportingPages**

PHAName: HousingAuthorityof theCityof Columbia,SouthCarolina		GrantTypeandNumber CapitalFundProgram#: SC16P00250101 CapitalFundProgram ReplacementHousingFactor#:				FederalFYofGrant: 2001		
DevelopmentNumber Name/HA-WideActivities	GeneralDescriptionofMajor WorkCategories	Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposed Work
				Original	Revised	FundsObligated	Funds Expended	
CHAWide	Operations	1406	1	172,161		0	0	
	Maintenancetraining	1408	1	5,000		856	856.00	
	Salaries	1410	1	221,480				
	Benefits	1410	1	94,920				
	Audit	1411	1					
	A&EServices/fees	1430	1	100,000				
	ForceAccount:sewer	1450	1	150,000				
	Sitework/Sidewalkrepair	1450	1	20,000				
	Gas,water,s ewerlinerepair	1450	1	10,000				
	Office,computers,comm. equipment	1475	1	10,000				
	HOPEVIsupport	1499	1	400,000				
	SFHReplacement	1460	2	150,000				
	Replaceheatsystems	1460	24	36,000		29,450	16,950.00	
	Replaceroofs	1460	14	42,000				
	Sitework	1450	10	5,000				
	ModernizeKitchens/Bathrooms	1460	11	55,000				
	Paintunitinteriors	1460	200	100,000				
	Replacesiding	1460	10	30,000		29,100	22,645.00	
	Residentrelocation	1495	24	24,000				
SC2 -1GonzalesGardens	ReplaceHVAC:Daycare	1470	1	20,000				

AnnualStatement/PerformanceandEvaluationReport**CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)****PartII:SupportingPages**

PHAName: HousingAuthorityof theCityof Columbia,SouthCarolina		GrantTypeandNumber CapitalFundProgram#: SC16P00250101 CapitalFundProgram ReplacementHousingFactor#:				FederalFYofGrant: 2001		
DevelopmentNumber Name/HA-WideActivities	GeneralDescriptionofMajor WorkCategories	Dev. Acct No.	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposed Work
				Original	Revised	FundsObligated	Funds Expended	
	Replacefencing:Daycare	1450	1	10,500				
SC2 -2ABC	Replaceroofs	1460	6	30,000				
	Replaceleadsweeps(elbows)	1460	244	48,000				
SC2 -8OakreadHighrise	Replaceslidingg lassdoors	1460	55	110,000				
SC2-9LatimerManor	ComprehensiveModernization	1460	24	1,503,939				
SC2 -16WheelerHill	Sitework	1450	1	16,000				
SC2 -14HammondVillage	Constructstoragebuilding	1470	1	50,000				
SC2 -20ArsenalHill	Renovatekitchens&bathrooms	1460	20	100,000				
	Replaceflooring	1460	20	50,000				
	Paintunits	1460	20	45,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of the City of Columbia, South Carolina			Grant Type and Number Capital Fund Program#: SC16P00250101 Capital Fund Program Replacement Housing Factor# :			Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CHAWide	9/2003			9/2005			
SC2 -1 Gonzales Gardens	9/2003			9/2005			
SC2 -2 ABC	9/2003			9/2005			
SC2 -16 Wheeler Hill	9/2003			9/2005			
SC2 -20 Small Sites (Arsenal Hill)	9/2003			9/2005			
SCLatimer Manor	9/2003			9/2005			
SC2 -8 Oakread	9/2003			9/2005			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHAName: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program : Replacement Housing Factor Grant No: SC16R00250100			Federal FY of Grant: FY2000
Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/31/2001		<input type="checkbox"/> Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds	0			
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non -dwelling Structures				
13	1475 Non -dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	141,525		87,176	34,235.73
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	141,525		87,176	34,235.73
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHANa me: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program : Capital Fund Program Replacement Housing Factor Grant No: SC16R00250101			Federal FY of Grant: FY2001
Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/31/2001		<input type="checkbox"/> Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment —Nonexpendable				
12	1470 Non -dwelling Structures				
13	1475 Non -dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	198,217		0	0
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 -19)	198,217		0	0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PH Name: Housing Authority of the City of Columbia, South Carolina		Grant Type and Number Capital Fund Program : Capital Fund Program Replacement Housing Factor Grant No: SC16R00250102			Federal FY of Grant: FY2002
Original Annual Statement X Performance and Evaluation Report for Period Ending: 12/31/2001		<input type="checkbox"/> Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non - dwelling Structures				
13	1475 Non - dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	761,181		0	0
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 - 19)	761,181		0	0
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Compliance	0			
23	Amount of line 20 Related to Security	0			
24	Amount of line 20 Related to Energy Conservation Measures	0			

